



EXHIBIT "A"
PO Box 872
Palo Alto, Calif. 94302
(415) 327-0429

September 20, 1974

Mr. Fred Mortensen, City Manager
PO Box 67
Half Moon Bay, Calif. 94019

Dear Mr. Mortensen:

I am pleased to declare an interest in preparing an environmental impact report for the Mid-Coastside Sub-Regional Waste Water Quality Control Program. After speaking with you and after reviewing the project background and description in the Supplemental Report on the project, I am convinced that our talents are most appropriate for this study.

Waste water management for the Mid-Coastside area has been extensively studied over the past five years. An unusually large amount of technical information for a community of 10,000 persons has been compiled and is reflected in the wide range of carefully designed alternatives presented by the engineering team of Barrett and Associates/Resources Engineering and Management. Apart from technical information, however, there is the sensitive issue of growth and environmental quality raised by the expansion of a population serving utility. We feel that the most important task of the EIR for this project is to characterize these issues and to provide a forum for an informed and timely resolution of the question of this project's broad community impact. I will outline below our view of the problem, our approach, and the services we contemplate.

Our View of the Problem: The project planning area comprises the City of Half Moon Bay and six communities in the unincorporated portion of San Mateo County. The fundamental resources of the area, the sea and coastal terrace lands have supported only a small, locally oriented population. In the 1950's this area participated in the bay region trend toward suburbanization of its population. The area population grew rapidly with a new socio-economic element; a group with higher income and much higher mobility.

Increased traffic, demand for local services, and change in the low density atmosphere of the area accompanied the growth and have raised a general concern for preserving existing life quality and for planned control of future growth. The level of concern of the populace about growth, specifically the anticipated impacts of growth inducing projects, is reflected in the major controversies that have arisen over such issues as the Devil's Slide Bypass and the Deane and Deane Country Club. One of the highest values to present residents is the area's rich environmental resources - plentiful open space, clean beaches, clean air - most of which are associated with a relatively low total population. Yet the same quality of life which appeals to present residents continues to attract more people to the area.

The Mid-coastside Waste Water Management Program is an integral part of this area's planning for the future. The proposed project is important in this context because it contemplates expansion of capacity in addition to improvements in treatment quality. The alternative emphasized so far, Plan AF, retains a high degree of flexibility in phasing expansion, but generally will offer capacity for somewhat more than twice the present area population. Future land use and population projections were considered during the project design. The Supplemental Report stated this consideration as follows:

"The purpose of this study is not to establish but to respond to land use projections. Since land use for the sub-region is subject to change, the planning of a waste water utility must be flexible enough to respond to whatever land use pattern emerges." (p. 4-13)

This flexibility is reflected in the present proposal and is a most important feature of the project. However, the project itself, with its service capacity and associated economic structures does affect land use patterns and cannot be viewed as a strictly passive element in the area's future. Thus, the primary question is the relationship between the project and the area's land use. Secondly, but no less important are the environmental effects of changing land use such as traffic and air quality. These effects may be more significant to the coastside community's quality of life than are the more direct environmental effects on water quality that have been documented so far.

Our Approach: In principle, the purpose of an EIR is to fulfill the informational needs of the community and of government decision makers. In this case, that will require a characterization of the direct effects of the project's land use - environmental quality relationship mentioned above. Without both of these fundamental considerations, the EIR will not satisfy its objectives.

More specifically, characterization of direct effects involves compilation and review of the technical studies already undertaken as part of the design process. Foremost is the concern for ground and coastal water quality. This is an area where the project offers significant benefit.

Land use considerations will involve study of both public and private sector growth. The coastside region is presently under review by a variety of public agencies at all levels. The possible expansion of waste water service must be examined in the context of that review. Similarly, it is the private sector development interest that will ultimately realize any growth planned, and create the anticipated demand for service.

Impacts on environmental quality in the area will result directly from land use changes themselves, and indirectly from the social and economic changes in the community produced by the land use changes. It is the inter-relationship of all these parameters of growth that must be made clear in the environmental impact report.

The benefit of the proposed project is that waste water reclamation and increased treatment capacity will make more water available for agriculture or domestic use.

There remains the question that residential growth permitted or induced by the increased water availability will create environmental problems great enough to outweigh the apparent, or first order benefits of the project. For example, a further shift in population from more central locations to the coastside will tend to bring problems of increased traffic congestion, noise and demand for all services. The traffic generated will have a regional effect on air quality which must be considered in its own light, and in the light of policy constraints of the state and federal funding programs. It is the purpose of our analysis to examine the issues just raised in detail so that a reasonable decision can be made on the project based on a thorough understanding of the full range of possibilities.

Our Services: We will analyze and report the anticipated environmental impacts of the proposed project. Our emphasis will be essentially as described above, but we stress sensitivity to community and agency informational needs throughout our study. This will require occasional meetings with representatives of both the concerned agencies and the community.

We expect to have an interim draft ready for lead agency review 45 days after contract and a draft for review by other agencies and the public shortly thereafter. We anticipate a cost of \$10,000 for the EIR and meetings.

I would be glad to provide a more detailed description of services and costs in a formal proposal and would welcome an opportunity to discuss this further with you. This letter is intended only to give a preliminary idea of our interest and approach.

Sincerely

Thomas S. Reid

February 25, 1975

On behalf of the Joint Powers Agreement executed on February 13th, 1975 between the City of Half Moon Bay and C.S.S.A., this proposal is hereby accepted with the knowledge that the commitment of 45 days for completion of the interim draft may be extended due to the dependency of the EIR on information provided by other sources.

Fred Mortensen
City Manager

March 4, 1975

ATTEST:

Barbara K. Driscoll
Deputy City Clerk